



**City of Santa Barbara**  
Airport Department

**DATE:** May 19, 2010

**TO:** Airport Commission

**FROM:** Karen Ramsdell, Airport Director

**SUBJECT:** Consent to Sublease – Twin Lakes Golf Course, LLC and Hayashida and Associates Physical Therapy

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Twin Lakes Golf Course, LLC., a California Corporation, and Hayashida and Associates Physical Therapy, as required by Lease Agreement No. 20,722, as amended.

**DISCUSSION:**

**Background**

On October 15, 2002, the City entered into Lease Agreement No. 20,722 with J&J Golf Management, Inc. (J&J) for the operation of the Twin Lakes Golf Course, at the Santa Barbara Airport. The lease was assigned to Twin Lakes Golf Course LLC on August 31, 2006.

Pursuant to the subleasing provision of Twin Lake's Lease, the City's consent is required for all sublease agreements. Subleases must comply and be consistent with provisions of the master lease.

**Sublease Summary**

Twin Lakes Golf Course LLC proposes to sublease 600 square feet of space in the A-frame portion of the former "Spike's" building, at 6030 Hollister Avenue, to Hayashida and Associates Physical Therapy. Mr. Hayashida has contracted with Twin Lakes to provide physical therapy services for golfers as part of the golfer rehabilitation program and will also serve private patients.. The term of the sublease is month-to-month, beginning May 1, 2010. Hayasida Associates has met all requirements for subleasing under the terms of the master lease, including possession of insurance and a City Business License.

Staff has reviewed the proposed sublease agreement between Twin Lakes Golf Course, LLC and Hayashida and Associates Physical Therapy and find it to be in compliance with the master lease. Airport staff recommends approval.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map